



Meeting materials are available at navajoplanners.org

September 14, 2022 Minutes
By Video Conference
navajoplanners@gmail.com
6:30 p.m.

Call to Order: September 14, 2022 @ 6:30 p.m.

By the Chair David Smith presiding: Welcome and instructions for participation relative to participation in the Zoom format and appreciation for your attendance

Roll Call of Board Members:

	<u>Term Ends</u>
Mike Murray (San Carlos)	March 2023
Danny Fitzgerald (San Carlos)	March 2024
VACANT	March 2024
Tamar Caspi (San Carlos)	March 2023
Cory Lashell (Grantville)	March 2024
David Smith (Grantville)	March 2023
Barbara Culver (Grantville)	March 2023
Tommas Golia (Grantville)	March 2024
Chris Galuppo (Allied Gardens)	March 2024
Marilyn Reed (Allied Gardens)	March 2024 (after agenda/minutes vote)
Shain Haug (Allied Gardens)	March 2023
Dana Cole (Allied Gardens)	March 2023
Abel Santana (Del Cerro)	March 2023
Brian Gile (Del Cerro)	March 2023
John Hoy (Del Cerro)	March 2024
Lance Grucela (Del Cerro)	March 2024

0 -Absent
 0 -Excused

15 in attendance of 15 members

Modifications to Agenda and Approval of the Agenda as Modified: Motion to approve the agenda by Daniel Fitzgerald, seconded by John Hoy 14/0 AIF The agenda is accepted.

Minutes: Approval of the minutes of the July 13, 2022 meeting of the Board of Directors. Motion to approve by John Hoy, seconded by Brian Gile 13 in favor one abstention The motion passes.

Public Comment on Non-Agenda Items:

David Ege San Carlos Library.

San Diego Archaeology Center is presenting the Science of Archaeology on Friday, September 16, from 2-3pm. Executive Director, Cindy Stankowski, will explain how archaeology requires the application of several sciences.

On Friday, September 23, from 2-3pm, author, Jessica Johnson, will discuss her book, Abandoned San Diego. She will help us reconstruct parts of San Diego gone by.

Artist, Hiroshi Hara, will be displaying his photographs in the Winer Community Room from September 7 to October 1. Great pictures of sites around San Diego.

San Carlos Friends of the Library Monthly Booksale on Saturday, October 1, from 9:30-3pm. The Friends are accepting book donations, please bring them to the library during open hours.

Stantec is doing final cleanup of the overflow parking lot. The City is working on finishing paperwork to purchase the parking lot when cleanup finished.

Elected and Public Officials' Reports:

Emily Pitanesi, Office of the Mayor.

Infrastructure

Mayor Gloria's Recommendation for Midway Rising to Redevelop Sports Arena passes City Council ([press release](#))

Mayor Gloria believes that Midway Rising will be the best option to deliver on his vision to create thousands of new affordable and middle-income homes, good-paying local jobs, and a new arena and entertainment district.

The project will create:

4250 new homes (2000 affordable, 250 middle-income, 2000 market-rate)

New 450,000 sq/ft arena with capacity for 14,500-16,500 people

A 200-room hotel and 250,000 sq/ft of retail space

Over 11 acres of park and open space, along with a 9.4-acre public plaza

There are three partners involved in Midway Rising team

Chelsea Investment Corporation: affordable housing partner, specializes in creation and preservation of affordable housing

Zephyr: market-rate housing partner, has experience with residential, mixed-use, and hospitality development

Legends: arena partner, more than 13 years of experience specializing in sports and entertainment venues

Midway Rising project recommendation passed City Council on September 13th.

Homelessness

Shelter

On September 12th, 2022, 150 beds new shelter beds opened located on Rosecrans Street. This new shelter will be equipped with on-site behavioral health services for clients and a 24-hour intake.

The Mayor held a press conference to highlight the The Safe Parking Program at the Mission Valley site to officially start the 24 hour program.

Outreach

As part of his comprehensive strategy to get people experiencing homelessness off the streets and into care, Mayor Gloria announced today (September 1st, 2022) that 1,731 unhoused San Diegans have been connected to housing, shelter and social services at a dozen different focused outreach events across San Diego since last fall. A fifteenth event was recently held over three days in Northeast San Diego

[Press release](#)

Behavioral Health

The Mayor spoke at Gov. Gavin Newsom's CARE Court press conference this morning. CARE Court, contained in Senate Bill 1338, authored by Sens. Tom Umberg (D-Santa Ana) and Susan Eggman (D-Stockton), has the support of the County of San Diego and the mayors of every city in San Diego County; California's Big City Mayors coalition; the San Diego Chamber of Commerce; and the California Chapter of the National Alliance on Mental Illness. Mayor Gloria and San Diego County Board of Supervisors Chair Nathan Fletcher co-authored a [commentary](#) in support of CARE Court that was published by Cal Matters.

CARE COURT is a big step in the right direction to help individuals receive the necessary behavioral health resources they need.

[Mayor Gloria's Press release](#)

[Governor Newsom's Press release](#)

Extra

The City of San Diego's Homelessness Strategies and Solutions Department recently launched a new website. This website extensively details our office's direction on homelessness, I would encourage anyone with questions to visit this: <https://www.sandiego.gov/homelessness-strategies-and-solutions>

There was a short term requirement for a portion of Del Cerro to boil water because of an issue with the pumping system. Doug Livingston inquired as to how notice was given in that he did not know about the issue. The notice was given by a door to door communication.

Marilyn Reed asks about vouchers for homeless to go to El Cajon. Why to El Cajon, this leaves a bad impression for the city. Ms. Piatanesi responds she will look into the matter

Denisse Newell asks regarding the question of where there city is in the process of the recycling of compostible organic. Ms. Piatanesi says she can check into and can arrange for a city presentation on the matter, but it appears delay is related to supply chain issues. Ms. Newell comments on the potential cost of trash/garbage pickup if the Peoples Ordinance is approved.

Anthony Hackett, Council District 7.

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Kathleen Wilson relative to the San Carlos Library, sees parking at the corner lot. He is not privy to the issue, refers the matter to David Ege the area is now the overflow lot and it is used generally as a parking lot. Once the library is built enforcement will begin.

John Hoy, David Smith and Lance Grucel ask Anthony Hackett to extend his thanks to the Councilmember for his decision on the 600-24 modifications.

Cory Funk, City Planning Department. Reports on his recent association with the city and assignment to the NCPI along with a report on his professional background. His other duties include working on a routine land development update and addressing the housing package 2.0.

Brian Gile asks how we can request information by way of questions for feed-back. He will follow up on this process.

Upcoming Events:

None

Public Comment on Non-Agenda Items:

None

Directors and Board Members' Reports:

Chair, David Smith. On September 8, 2022 the Planning Commission approved the housing development on Mission Gorge Road following the NCPI review and approval. Thanks to David Ege for the community event at the library and the good feedback from community. The CPC has established a new affordable housing committee of which David Smith is a member.

Vice Chair/CPC Representative, Brian Giles. No additional report.

Treasurer.

As of July 2022 the Navajo DIF still stands as 7.4M (this is the “bank account” resulting from the fees charged to developers). Cory LaShell asks where the matter of city-wide pooled DIF stands. It was adopted on August 1, 2022 resulting the pooling of DIF money, it is not clear how the fund will be distributed (other than that already allocated). Tamar Caspi asks the date is upon which the money stays with the area. David Smith comments that if the permit is issued on or before August 1, 2022. The question is whether the G.H. Palmer will fall in the pre-August 2022 era.

Action Items:

None

Informational Presentations:

Superior Ready Mix (SRM) Compliance with CUP 82-0611, Bea Riley (Allied Gardens

Representative): This was placed on the agenda based the idea that there is a real relationship to the land use planning responsibilities of the NCPI. Four documents were submitted to the Board relative to the matters in question. Those documents are included with these minutes.

Bea Riley reports that she lives near the Superior Ready Mix and that the noise is like having a lawnmower next to you, that there is lot of dust, that intrudes on the households, and noxious orders.

The neighbors want to get the conditions cleaned. They feel that the CUP requirement of a annual review of the CUP conditions has not been done for the 39 year term of the CUP. They want the conditions resolved. The group has asked the city to get the review underway and it is now ongoing. This group does not know how to proceed on its own. The group needs some guidance on how to proceed, some support for the issues presented. She reports that the city often responds to the complaints to the effect that there is nothing than can be done because of the permitted behavior. She points out that the Allied Gardens homes were there before the business. She seeks help in rectifying the matter.

Jana Hartwell shares a document stating their specific requests to the NCPI such as their desire that SRM enter into self-regulation, for the company to take the community into concern.

Tamar Caspi says she notes that SRM has a regular meeting, does the NCPI have such a meeting. David Comments that NCPI does not.

Dana Giusti comments on her long term residency in the area and comments that there amount of noise is unreal and invites to her home anyone who would like to experience the issues. That she is unable to sweep up the rock dust. That the noise continues to from early in the day until late in the evening.

Dana Cole comments that she is a member from Allied Gardens, that she does not live as close to the matter as Jana Hartwell but she agrees with her comments.

Maggie Pound comments regarding the matter that she has been a resident above the quarry for 32 years, that it got very bad once the asphalt operations began. SRM does not come to the local community meeting, that it very noisy. She had to put in double pane glass to deal with noise and dust.

Marilyn Reed comments that when she was president of Allied Gardens/Grandville Community Council she attended the meetings that were also attended by the local councils. They hope that the matter will be addressed by the Councilmember. That there is a lawsuit in process.

Bea Riley comments that there is a lawsuit that has nothing to do with anything going on here, that they are not waiting on the law suit.

Arnold Veldkamp comments he would like the complaints to call him so he can address the issues, he has and will respond as the issues are known, that good communication will resolve the concerns. He cannot see how the law suit "has nothing to do with the complaints" because the matters raised here are the issues concerned in the suit. He has been out in the neighborhood with a meter and has measured the decibels as being within the allowed range. The CUP talks about a 5 year review and there have been, but the city is not going to put on the 5 year review other than upon the complaint.

Jana Hartwell says that Kirk Riley wants communications with SRM on with a record on the review to avoid confusion.

David Smith closes the discussion. Suggests that the NCPI may put on the agenda the creation of a Sub-Committee relative to NCPI involvement.

NCPI All Peoples Church EIR Sub-Committee Report:

This will be a general review. Brian Gile reports that the Sub-Committee met for the first time and a rough overview of the key items in the EIR subject to further investigation:

As a whole there is a lot of less than significant comment – that the development will have no impact the community.

Section 3, Community Plan Amendment.

Section 4, History of project changes including the added trees and off-site amenities

Environmental Analysis. A very large section

Section 5.1, makes the argument that what the plan solves conflict by saying it is simply resolved, that the development will not cause any lose of residential space, that the project is similar to a nearby religious institution

Section 5.2, the main gist is the 4.6 acres is biological sensitive but it will be resolved by mitigating payments, 93% will have to be graded and paved raising issues.

Section 5.4, noise issues, discussion limited to the actual construction work rather than on-going activities. There is reference to noise monitoring sites with at least one site not reasonably located.

Visual effects and neighborhood character, that the construction will not adversely affect the community because it will look like SDSU raising questions about the relevance to how it would compare to the existing residential community.

That the height issues are compared to the local religious facility without reasonable basis for comparison.

Section 6, the cumulative effects discussion is confusing in that it includes the SDSU Adobe Falls potential development but does not include a potential development on Del Cerro Boulevard

Section 7, other CEQA issues includes discussion of an addition increase in vehicle trips but there is question regarding the special events during the week and the uses during the weekdays including the use as a community outreach. The traffic study requires a deep dive relative to the validity, that some of the dates they used were during holiday periods. The fire/policy services are referred to do not appear to take into consideration services other than Station 31. This section dealt with project alternatives and took a position that an alternative would impose a huge housing density that would have a greater impact than the proposed project.

There is a question about light pollution.

There is a question as to whether the whole report is or is not based on the ingress/egress traffic light and the issue must be resolved by reference to the city's intentions.

Overall, the EIR seems inconsistent in several areas.

The Sub-Committee plans to meet 5 to 7 days from now to focus on the items specifically.

Tamar Caspi raises the issue of recent clearing of the area, was this clearing done correctly,

David Smith states that the job of NCPI is to develop a statement of position at the October 2022 meeting. The draft by the Sub-Committee should get to him by October 1, 2022. He also reports that the developer will be fencing off the area but only to deal with homeless encampments not for preliminary work.

Discussion Items:

Preliminary Review Project 671402 - Del Cerro Tapestry Development:

David Smith reports that this only recently came to NCPI and explained why the matter will not come to the NCPI for review. It is six story apartment building located in the south side of Del Cerro Boulevard to the east of the service station. It is an active project to be processed as a ministerial project with no oversight as a development in a Transit Priority Area (TPA). The Complete Communities Initiative provides greater freedom in development with up to five deviations provided DSD does not provide something in violation of the Community Plan. This will not preclude the NCPI from commenting on developments of this nature. The DIF for this project will go into the city-wide fund.

Brian Gile asks whether it is the TPA that creates the exemptions. David Smith describes the TPA designation and surmises that this is the case.

Lance Gurcela comments that seems that the SDSU trolley stop is the TPA designator and raises the question to how this is actually in a TPA, what is the interpretation that leads to that designation. He further raises the question of the height of the development.

David Smith comments that the Complete Communities Initiative allows the market be the guide for the development, thereby the size of a development will be limited by the economy of the development.

Lance Grucela raises the question of whether the city is correctly analyzing the TPA, that the definition is needed.

Tamar Caspi comments that this development is not the answer to the development of the area, this looks like a burden of traffic in the morning access to the freeway, the local school is already at limits, that even though they are using TPA there is a provision of significant automobile parking that not consistent with the purposes of the TPA.

Shain Haug comments that the NCPI is authorized by Council Policy 600-24 to raise the question of whether the project is properly ministerial.

Sandy Crumpacker is a resident in a property adjacent to the development, she has exchanged emails with the DSD on this matter, that there must be significant question on the TPA use based on the distance to the trolley stations. This question must be put to the Planning Department.

Paul Girard comments that the proposal was counting it as a TPA by reference to the trolley station.

Demisse Newell comments with her thanks for the work of the NCPI, that she is a member of a group that is in favor of development, that the developer should present on this matter. Her concern is the concept that walking to the trolley stations is impossible.

David Smith will reach out to the applicant to see if it will bring the matter

Vacant Seat on NCPI Board – San Carlos:

There is still an open seat for San Carlos, please make application.

Pending Projects for NCPI Review/Action:

Project 636444: All Peoples Church SDP PDP CPA.

No discussion at this time.

Project 679788: Ace Self Storage SDP

No discussion at this time.

NCPI Sub-Committee Reports:

None.

Community Group Reports:

Allied Gardens/Grantville Community Council, Shain Haug.

Our central presentation for this meeting will be the beauty of nature and promotion of water in landscapes. The guest speaker will be Pam Meisner of The Water Conservation Garden in East County, and founder of Ms. Smarty-Plants™. Our recent work with I Love a Clean San Diego in Navajo Canyon was a great success. We hope to find a replacement for the leader of Friends of Navajo Canyon.

Voice of Del Cerro.

None

San Carlos Area Council. David

Tamar Caspi, they are now meeting in person. Their last meeting provided both candidates for County Assessor.

Mission Trails Regional Park, Marilyn Reed.

The recent meeting discussed the dredging at the Padre Dam. The cost is about \$750,000.00 and there is always a struggle to get the money to preserve this important community asset. The memorial bridge developer reported that much was done in preparation and they are developing a means to prevent the use of the sewer pipe as a crossing. The CIPs were revised including 230 acres now military property that could be available for purchase depending on congressional action. The Board is looking for consultants to take on some of the CIPs who would seek the grants. She expressed concerns that DIF might be used in the park. Should NCPI follow a similar course?

Additional and Final Public Comments:

None

Old Business:

None

New Business:

None.

Adjournment. At 9:12 p.m. The next meeting will be on October 12, 2022

Meeting Calendar 2022:

January 12th, February 9th, March 9th, April 13th, May 11th, June 8th, July 13th, (August silent subject to the requirement for call for a meeting), September 14th, October 12th, November 9th, (December dark subject to the requirement for call for a meeting)

Public Attendees and Presenters:

Members of the public who attended the meeting as shown on the Zoom Participants list:

Anthony Damon	Doug Livingston	Maggie Pound
Anthony Hackett	Emily Piatanesi	Mardine Davis
Arnold Veldkamp	Gene Erquiaga	Margaret Wing-Peterson
Bea Riley	Jana Hartwell	Marilyn Fink
Claudia Woodard	Janice Taylor	Mary Roberts
Corey Funk	Jeffery Harding	Maureen Arnold
Dan Tomsy	Joseph Colloca	Nate Stein
Dana Giusti	Judy Weil	Paul Girard
Danielle Smith	Karen Kawamoto	Sandi Crumpacker
David Ege	Karen Thomas	Shannah Katz
Dean Gayon	Kathy Wilson	Steve Joyce
Denisse Newell	Larry Granger	Summer Adleberg